



9 Hazel Close, Egham, TW20 0TN

£435,000

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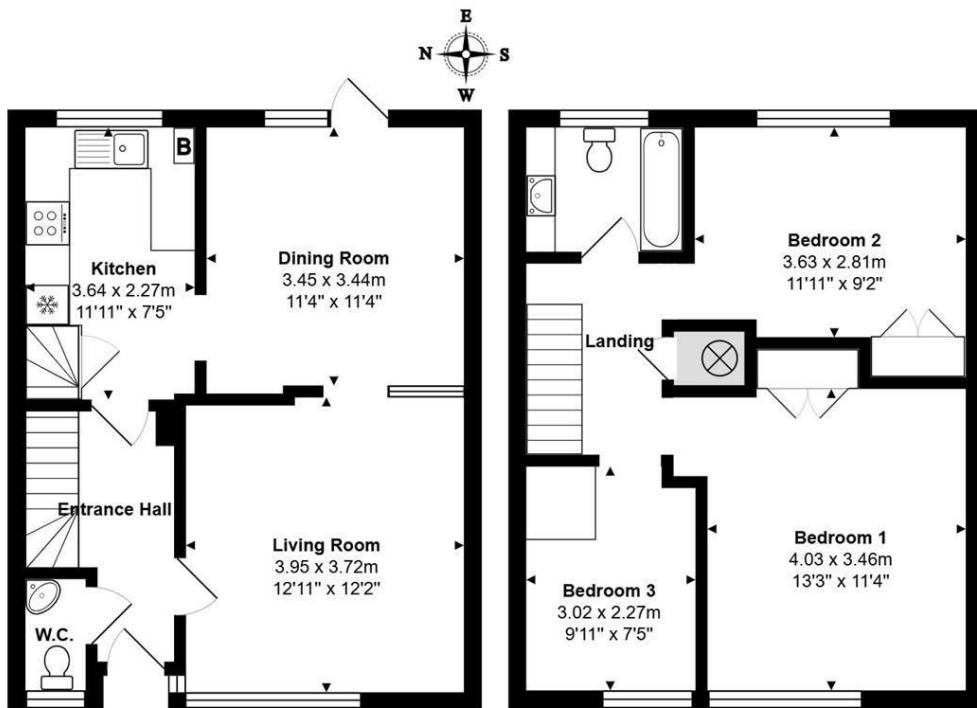
A well-maintained three-bedroom semi-detached home with off-street parking, ideally situated on the sought-after Forest Estate in a quiet and charming cul-de-sac. The ground floor features a generous double reception room and a bright kitchen-breakfast room that opens into the second reception/dining area, creating a sociable and versatile living space.

Upstairs, the property offers three spacious bedrooms and a well-appointed family bathroom, with an additional WC conveniently located off the hallway on the ground floor. Large windows throughout allow for excellent natural light, and the rear garden provides a private outdoor retreat.

This property would make an excellent first family home, with the added potential to be adapted into a student let for investment purposes.



## Floor Plan



Total Area: 86.8 m<sup>2</sup> ... 934 ft<sup>2</sup>



## Features

- Quiet Cul-de-Sac Location
- 3 Spacious Bedrooms
- Well Presented
- Driveway Parking for 2 Cars
- Kitchen Dining Room
- Village Location
- Ideal Family Home
- Potential for Investors
- Walking Distance to Amenities' & Royal Holloway College
- EPC: TBC / Council Tax Band: D

